

**TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM**

Property ID: R29099 ✓

Property Information

property address: 2009 CAVITT

legal description: HILLCREST, BLOCK M, LOT ALL, ACRES 3.335

owner name/address: CALVARY BAPTIST CHURCH

2009 CAVITT AVE

BRYAN, TX 77801-1414

full business name: Calvary Baptist Church

land use category: Institutional type of business: church

current zoning: C3 occupancy status: occupied

lot area (square feet): 145,273

frontage along Texas Avenue (feet): n/a

lot depth (feet): 293

sq. footage of building: UNKNOWN

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

460 ft.

Improvements

of buildings: 4 building height (feet): 10-20 # of stories: 1

type of buildings (specify): brick

Bldg 4 - Church offices - wood frame

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: unknown accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) detached garage, fragmented pipe fencing
(pipe fences, decks, carports, swimming pools, etc.) around pkg lot.

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 2 type/material of sign: masonry & electric

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 87 + 19 @ front

lot type: ☒ asphalt ☐ concrete ☐ other _____

space sizes: 9x20

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: looks new, good condition - front & bk pkg.

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

N/A

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: nice trees, many shrubs around bldg.

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:

aesthetically pleasing - pretty trees around tree.
landmark - steeple